

# INFILL INFRASTRUCTURE GRANT PROGRAM (Round 2)

## Workshop Questions and Answers

Category		Question	Answer
		<b>Key terms: Capital Improvement Project (CIP), Qualifying Infill Project (QIP), Qualifying Infill Area (QIA), Large Multi-Phased Project (MPP)</b>	
***	1	When will HCD offices be closed before April 1st, the application deadline?	HCD will be closed on March 31. Staff will be out of the office an additional day in March, but offices will be open and other staff are available to respond to inquiries on behalf other Infill representatives.
***	2	How do I contact my Infill representative?	You can contact your regional representative at this website map: <a href="http://www.hcd.ca.gov/fa/iig/iig_map.pdf">http://www.hcd.ca.gov/fa/iig/iig_map.pdf</a>
Amenities	3	How are amenities documented in the application?	Applicants must use the amenity detail form and scaled site maps with explicit narratives explaining the amenities on the maps. Aerial photographs are also helpful if they provide additional clarity to the site maps regarding the amenity types. A licensed professional (e.g. land surveyor, engineer, or architect) must validate the scaled distances.
CIP	4	If the CIP is not a condition to build the QIP or the housing in the QIA, would the CIP project qualify for funding?	No. To be eligible for Infill Program funding, the capital assets included in the CIP must be required to develop a QIP or the housing in the QIA. Local building codes, ordinances, project conditions approved by local jurisdiction or approved plans can document such requirements.
Density	5	Can a licensed architect certify the net density calculation? What should the calculation show?	Yes. Licensed professionals such as surveyors and engineers are also acceptable. Precisely document your calculation of net density with detailed site maps and scaled distances showing all uses of the site. Clearly show the subtraction of specific uses that must be excluded in the net density definition in Section 302(o).
Eligible Costs	6	Are brownfield clean up activities eligible since the CalReUSE program administered by the California Pollution Control Financing Authority has completed its award of funds under Proposition 1C?	Yes. However, the costs cannot be duplicated and also paid by the IIG Program if paid by CalReUSE. The IIG Program can pay up to 50% of the program grant amount for environmental remediation of the CIP.
Environmental Review	7	Federal stimulus funds require a NEPA review. Can I receive full environmental review points for my QIP application if I receive federal stimulus funds?	Yes, if you have already completed your NEPA review and received NEPA clearance for your QIP project. The application will also be evaluated with respect to CEQA.
Environmental Review	8	Federal stimulus funds require a NEPA review. Can I receive full environmental review points for my QIA or MPP application if I receive federal stimulus funds?	Yes, NEPA clearance is not evaluated for QIA or MPP applications in Section 310(a). The application will be evaluated with respect to CEQA.
Environmental Review	9	If I am receiving full points in this category, do I need to submit a Phase I and II report?	Yes. This will be required to complete the Department's due diligence review, but not for the purpose of earning points.
Feasibility	10	My development consists of owner and rental components with very distinct funding sources and costs. How should I present my development and operating costs?	You may submit separate budget information for each development component. Clearly specify the component each budget represents.
Feasibility	11	How current should my market study be?	Acceptable market studies must be dated no earlier than October 1, 2008. Market study updates will be accepted with a copy of the original market study in your application. Market studies will be used for feasibility evaluation purposes, not point scores.

Funding Commitments	12	How do I document enforceable funding commitments?	The IIG Program has posted information explaining enforceable commitment letters on the IIG website at <a href="http://www.hcd.ca.gov/fa/iig/iigmeetings.html">http://www.hcd.ca.gov/fa/iig/iigmeetings.html</a> . Additionally, executed project specific resolutions and loan documents from public entities may be acceptable.
Funding Commitments	13	Can tax exempt bonds be considered committed without a tax credit reservation letter?	Yes.
General Eligibility	14	Is it sufficient to submit an arial photograph to document the requirement if the QIP or QIA is infill per Section 303(a)(6)?	No. Photographs can be very helpful, but can also be incomplete in providing sufficient information. Submit site map information that is explicit in the scaled distances by a licensed land surveyor, engineer, or architect, and describe in a narrative the land uses to validate if the land is previously improved and developed with Urban Uses as defined in Section 302(z).
General Eligibility	15	Do joint applicants need to each pass and submit their own resolution for the application?	Yes, every applicant and joint applicant will need to provide their own resolution with the application.
General Eligibility	16	Can public entities submit a resolution after the application deadline?	Yes. If public entities cannot adopt the resolution by the application deadline, public entities should submit a copy of the proposed resolution in the application and submit the official resolution adopted by the public entity to the IIG Program by May 1.
General Eligibility	17	Will there be separate funding targets for counties within Northern and Southern California?	No, each application type (e.g. QIPs vs. QIAs/MPPs) located within the three target regions will compete against themselves based on the score of their QIP or QIA/MPP.
General Eligibility	18	What was the amount of oversubscription in last year's round?	The IIG Program was oversubscribed about 4:1 overall. In the QIP pool, the funds were oversubscribed about 7:1. In the QIA/MPP pool, the funds were oversubscribed about 3:1.
General Eligibility	19	How do I find out if my housing element is in compliance?	The Division of Housing Policy Development handles all requests regarding housing elements. Please contact them directly at (916) 323-3176.
General Eligibility	20	Does a MPP need a qualifying QIP?	No, only QIAs need a qualifying QIP within its boundary. The qualifying QIP must not contain more than 50% of the units in the QIA.
General Eligibility	21	Is there a minimum score needed to qualify for funding?	Yes, a minimum score of 210 points is required to submit an application.
General Eligibility	22	Can public entities such as a city, county, public housing authority, redevelopment agency solely submit a QIP or MPP application without a developer as a joint applicant?	No. However, public entities can be sole applicants for a QIA application.
General Eligibility	23	Is there a competitive advantage to submit a QIP application solely from the developer verses submitting one jointly with a public entity such as a city?	No. However, it may be useful to jointly submit with a public entity for tax purposes if the QIP is receiving low income housing tax credits and you desire to convert the IIG grant to a locality loan to the limited partnership for tax purposes. See Section 305(f).
Limits	24	Are 2009 rent limits available?	No, they are not. Although we understand that the federal Department of Housing and Urban Development has issued the 2009 income limits and the fair market rents (See <a href="http://www.huduser.org/datasets/pdrdatas.html">http://www.huduser.org/datasets/pdrdatas.html</a> ), the complete 2009 rent limits are unavailable at this time. Until the California rent limits are complete and made readily available, we do not recommend that you use the 2009 limits at this time.
Local Support	25	Can funds spent by a city count as local support?	Yes, if the funds are documented by an enforceable funding commitment to the QIP, QIA, MPP, or the CIP.

Local Support	26	What is a "local public agency"?	It is typically a <u>local</u> government agency, not a private organization or corporation.
Local Support	27	Can the value of a land donation be considered as local support if paid from federal Stimulus funds?	Yes, if the value is supported by an appraisal dated no later than October 1, 2008.
Local Support	28	Can local support funding contributions be conditioned on the award of Prop 1C funding?	Yes.
Local Support	29	Can the value of a land donation be considered as local support if it is leased for a \$1 a year?	Yes, if the value is supported by an appraisal dated no later than October 1, 2008 reflecting the lease nature of the land.
Local Support	30	How do I document a binding commitment of federal stimulus funds to my project or area? When must I submit this documentation?	By May 15, applicants representing federal stimulus funds in their applications must provide a binding commitment to the IIG Program. It can be in the form of an enforceable commitment letter or resolution from the agency administering the federal funds. Also submit federally-sourced documentation confirming the amount of funds awarded to the agency and/or to the project.
Parking	31	Will the IIG Program pay for parking less than one space per one residential unit?	Yes, the 1:1 ratio is a ceiling, and we will pay for parking less than our maximum limits.
Prevailing Wage	32	Do IIG Program grants used to fund CIP's trigger prevailing wage on the QIP housing?	Unfortunately, there are no easy answers to this question. It is clear that program assistance does constitute public funding, for purposes of state prevailing wage law. Beyond this, it is difficult to generalize. The applicable law is complicated, and a complete analysis of individual facts and circumstances is often necessary before a determination can be made. HCD is not in a position to make project-specific determinations. Accordingly, applicants are strongly encouraged to seek advice on this subject from their own legal counsel.
Regional Consistency	33	What must my letter enclosed in the application from the council of governments state?	The letter must identify the COG-adopted regional blueprint plan or other regional growth plan with the stated intent of fostering infill development and efficient land use. The letter must state whether the infill project or area is consistent with the COG-adopted plan.
Regional Consistency	34	What is an example of an "other regional growth plan" and how must I document project or area consistency with it?	An example of a regional growth plan is a regional transportation plan. Applicants must provide a letter from the COG evidencing the project or area is consistent with the COG-adopted plan. In addition, the applicant must submit the plan in the application and specify where in the plan that it has the stated intent of fostering infill development and efficient land use. It is acceptable to submit the plan electronically on your IIG Application CD.
Transit	35	Is it required that different bus routes stop at the same bus stop at an intersection as described in the definition of a "bus hub"?	No.
Transit	36	How is access to transit documented in the application?	Applicants must submit scaled site maps with explicit narratives explaining the transit shown on the maps. Aerial photographs are also helpful if they provide additional clarity to the site maps regarding the transit routes and types. Submit detailed transit schedules for all routes proposed for earning points. A licensed professional (e.g. land surveyor, engineer, or architect) must validate the scaled distances.